



Volume XXI

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HOUSING STARTS DROP IN METROPOLITAN AREAS

THROUGH the first three-quarters of 1952, total nonfarm housing starts equaled those of the same period in 1951. However, there are strong indications that residential housing volume has been dropping off in the urban areas and moving up in the areas classified as "rural nonfarm."

The table below shows the total number of starts in urban places during the first 9 months of 1950, 1951 and 1952 in the nine major sections of the country. In most areas the decline from 1950 to 1951 was slowed or reversed in 1952. However, residential starts in New England urban places dropped even more from 1951 to 1952 (20%) than they did from 1950 to 1951 (17.3%).

NEW DWELLING UNITS IN URBAN PLACES
First 9 months

	1950	1951	1952	% change 1950-51	% change 1951-52
TOTAL	674,273	494,581	481,417	-26.9	-2.6
New England	39,254	32,462	26,014	-17.3	-20.0
Middle Atlantic	111,631	78,118	70,330	-30.0	-10.0
East North Central	133,779	91,006	84,286	-31.9	-8.5
West North Central	53,967	32,516	35,896	-39.8	+10.5
South Atlantic	80,218	72,524	66,393	-9.4	-8.4
East South Central	32,989	26,336	26,407	-20.0	+0.2
West South Central	92,873	69,350	65,771	-25.4	-5.2
Mountain	29,883	18,316	19,543	-38.4	+6.2
Pacific	99,679	73,953	86,777	-26.0	+17.4

On the following pages are our charts on nonfarm housing starts in 141 metropolitan areas. The map on page 558 shows how residential construction volume during the first 9 months of 1952 compares with the first 9 months of 1951 in each of these areas. Of these 141 areas, 88 have had less residential construction during the first 9 months of 1952, 49 of them have had more, and 4 have had virtually the same.

Residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. Recently, all Federally subsidized slum clearance and war housing projects have been included, as have buildings privately built and financed with government loans.

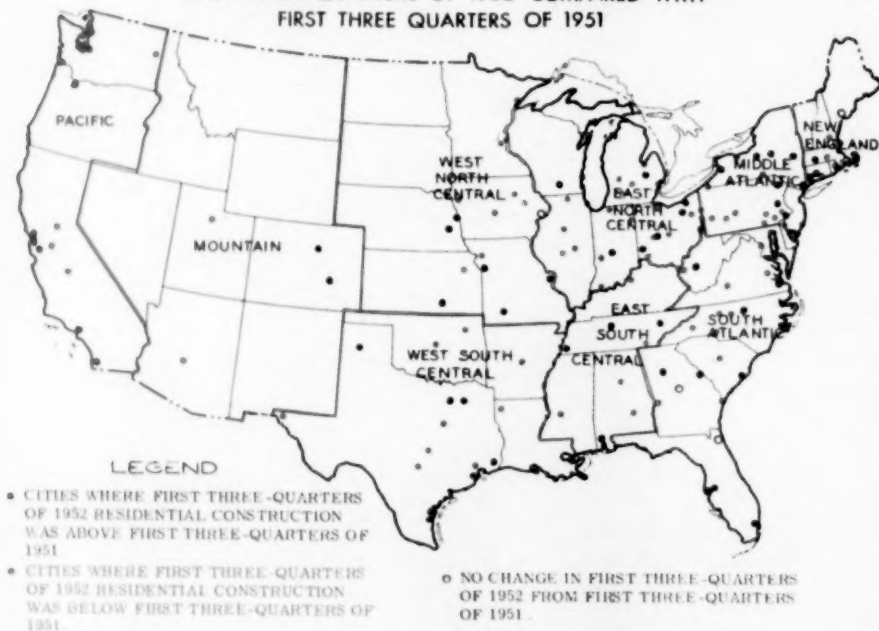
The blue italicized numerals on each chart give the number of new family accommodations built in the last three months for which figures are available; these are

actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas. The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

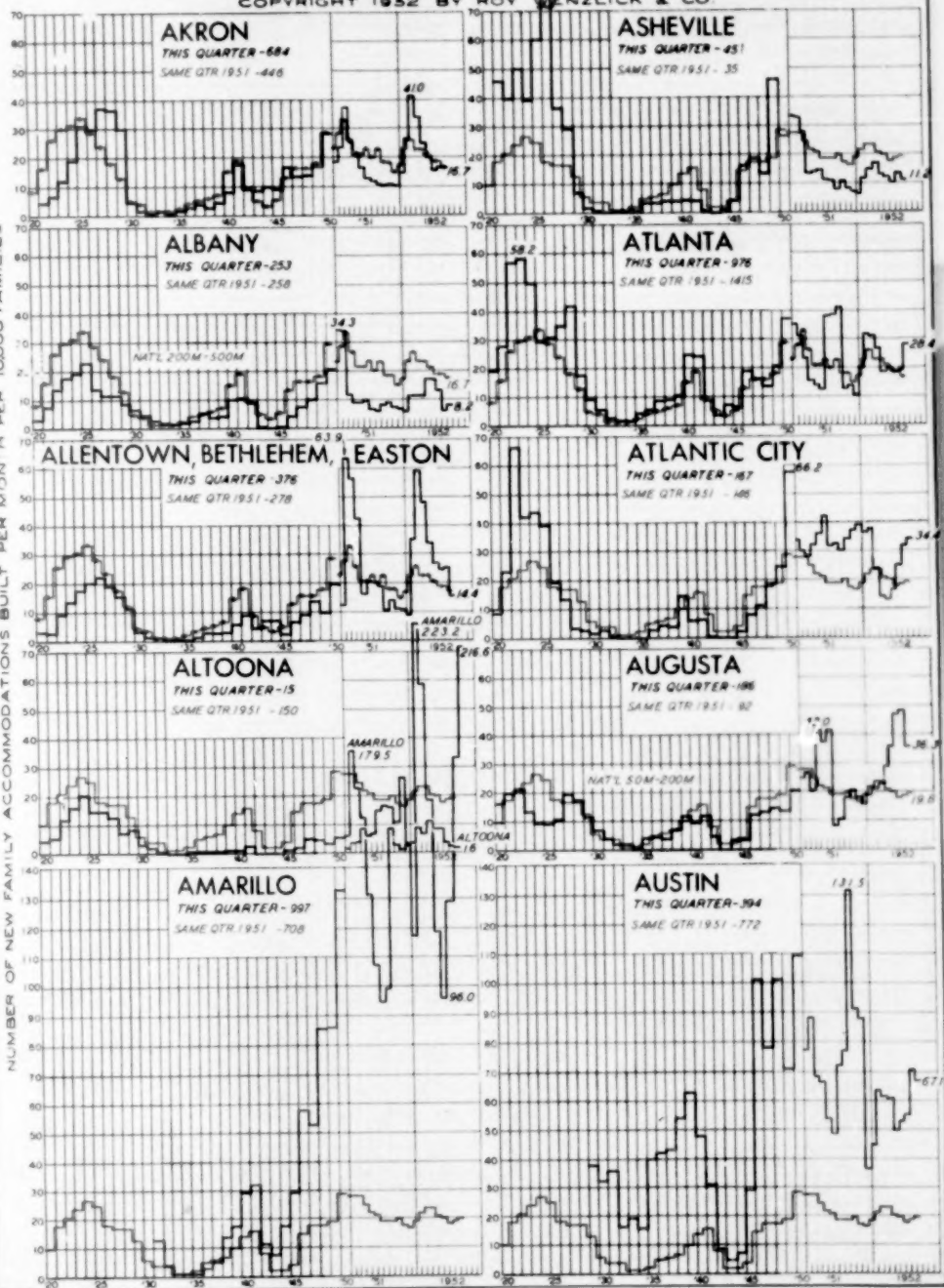
CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION FIRST THREE QUARTERS OF 1952 COMPARED WITH FIRST THREE QUARTERS OF 1951



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

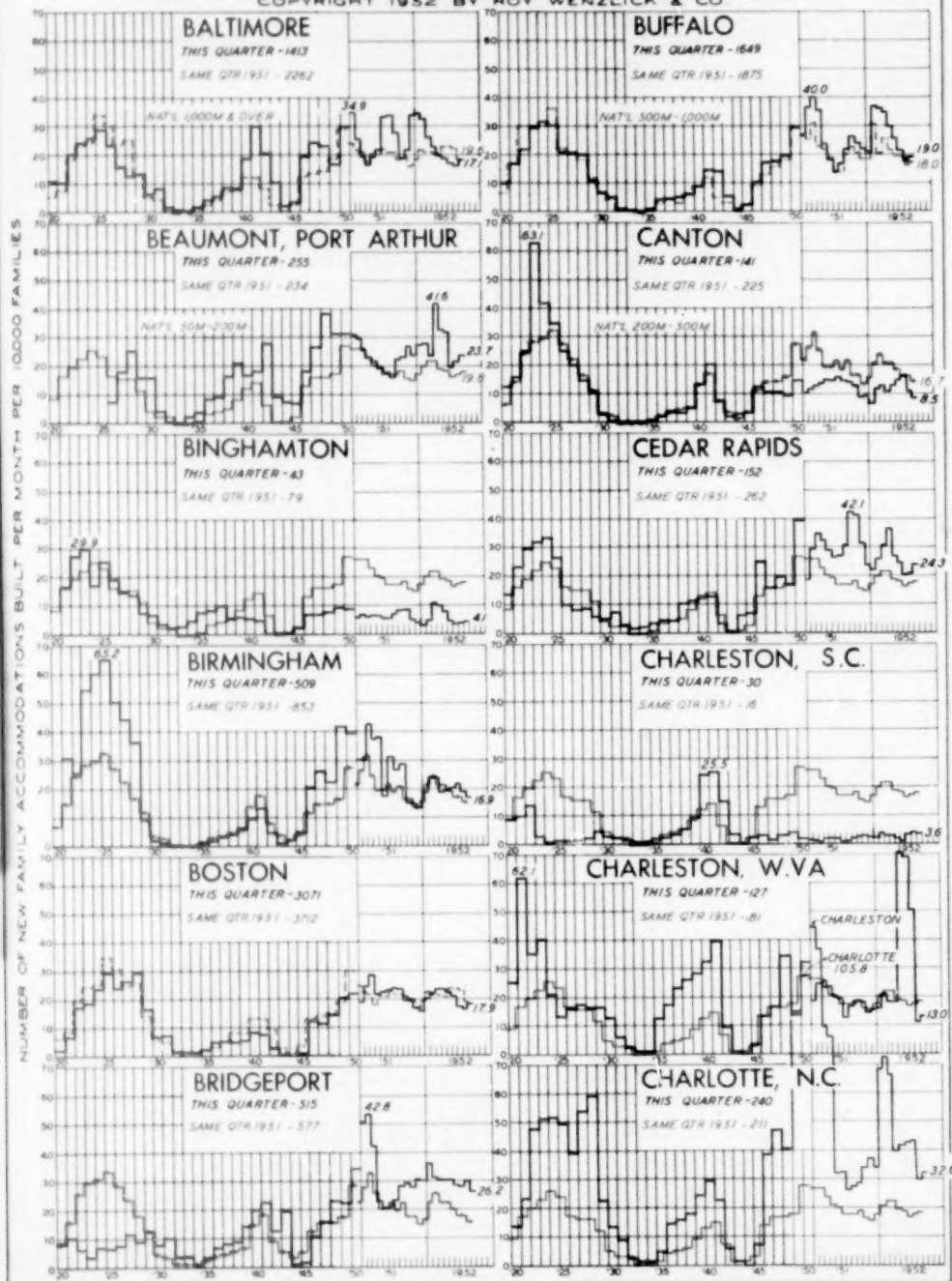
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

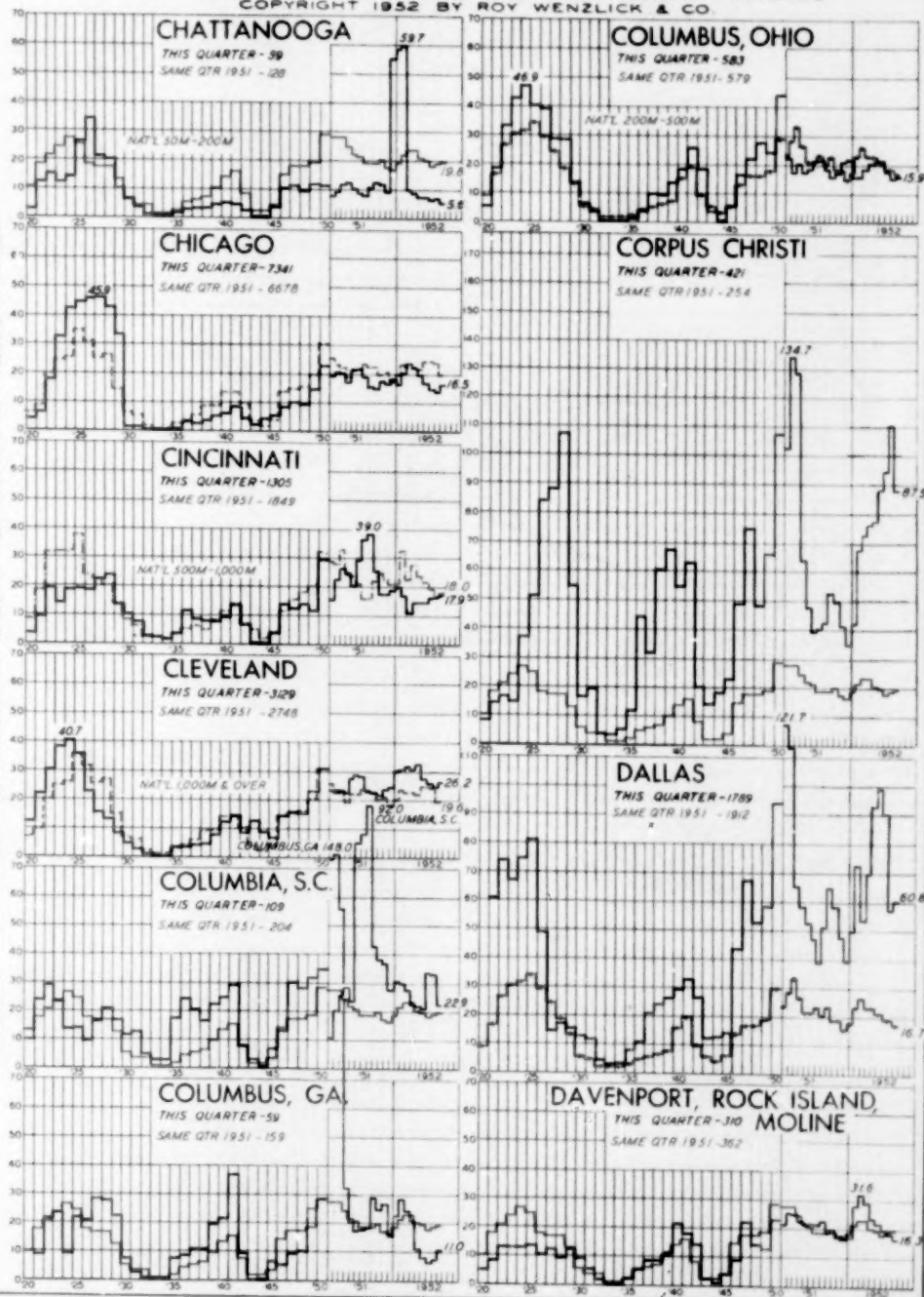
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NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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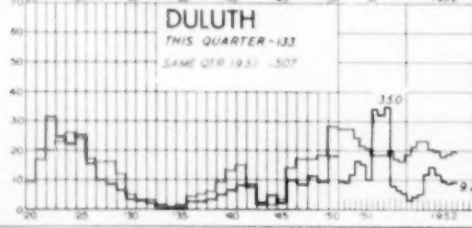
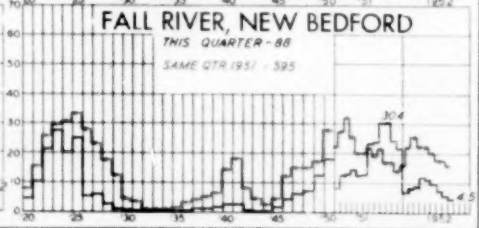
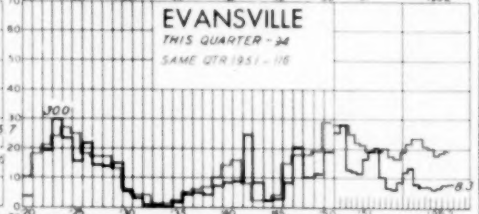
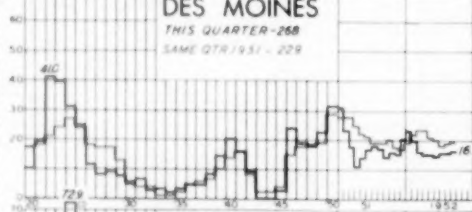
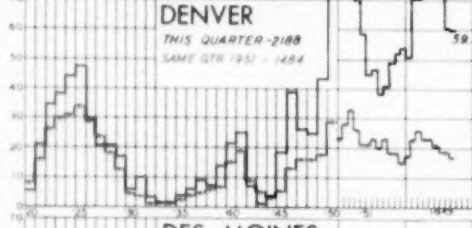
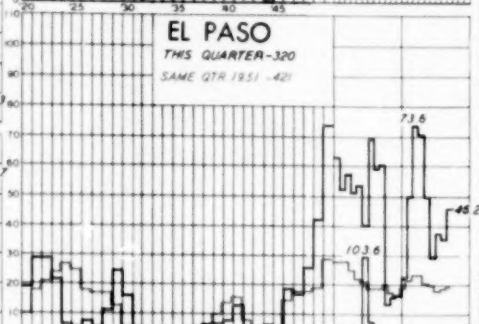
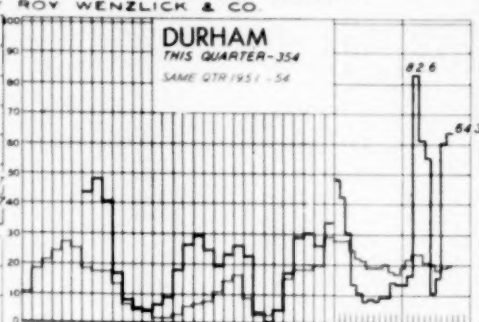
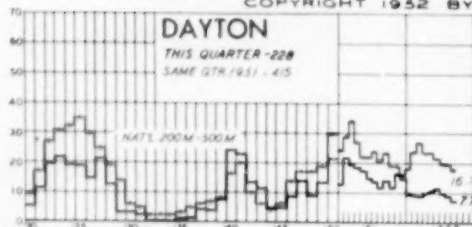
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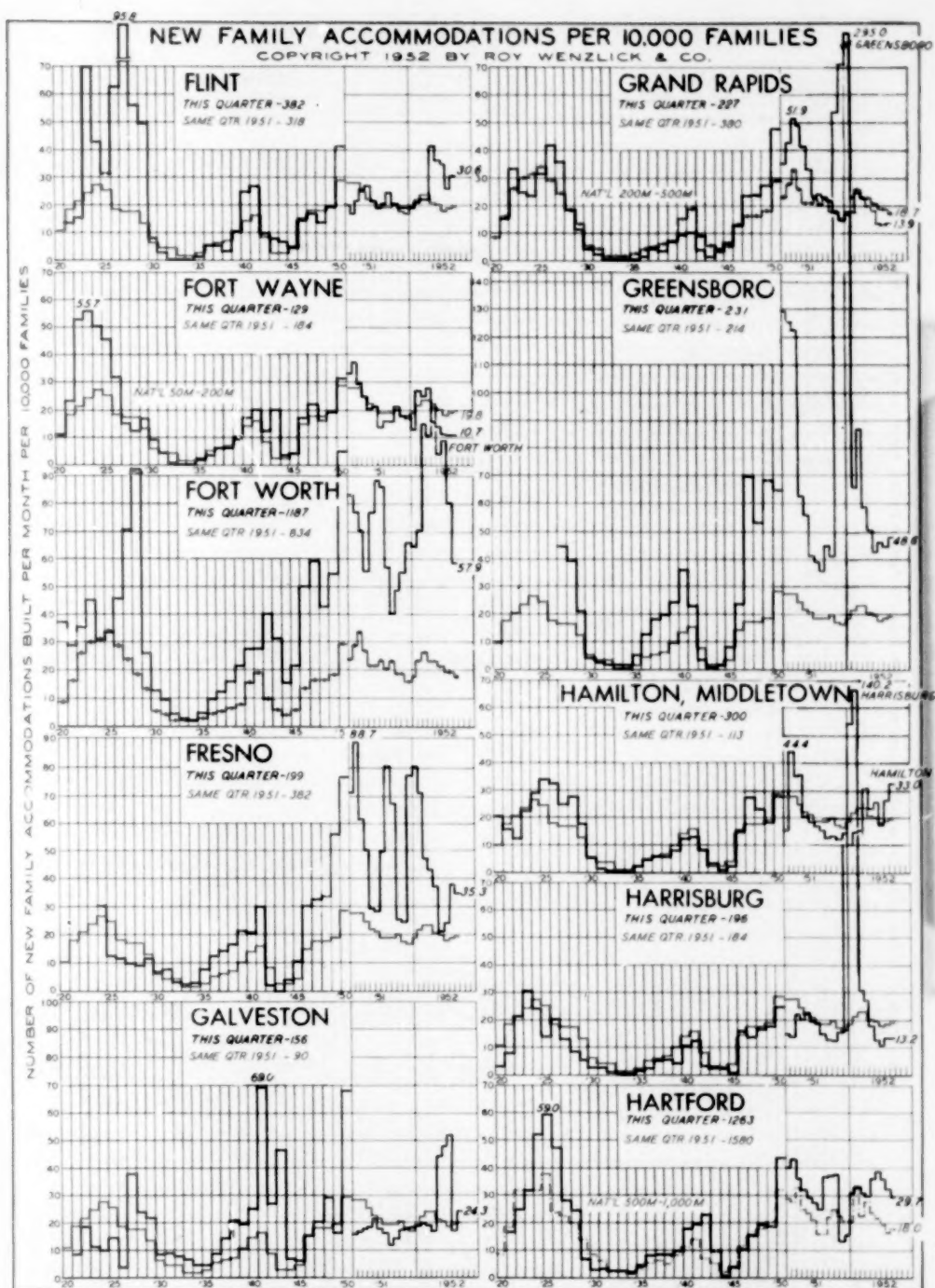


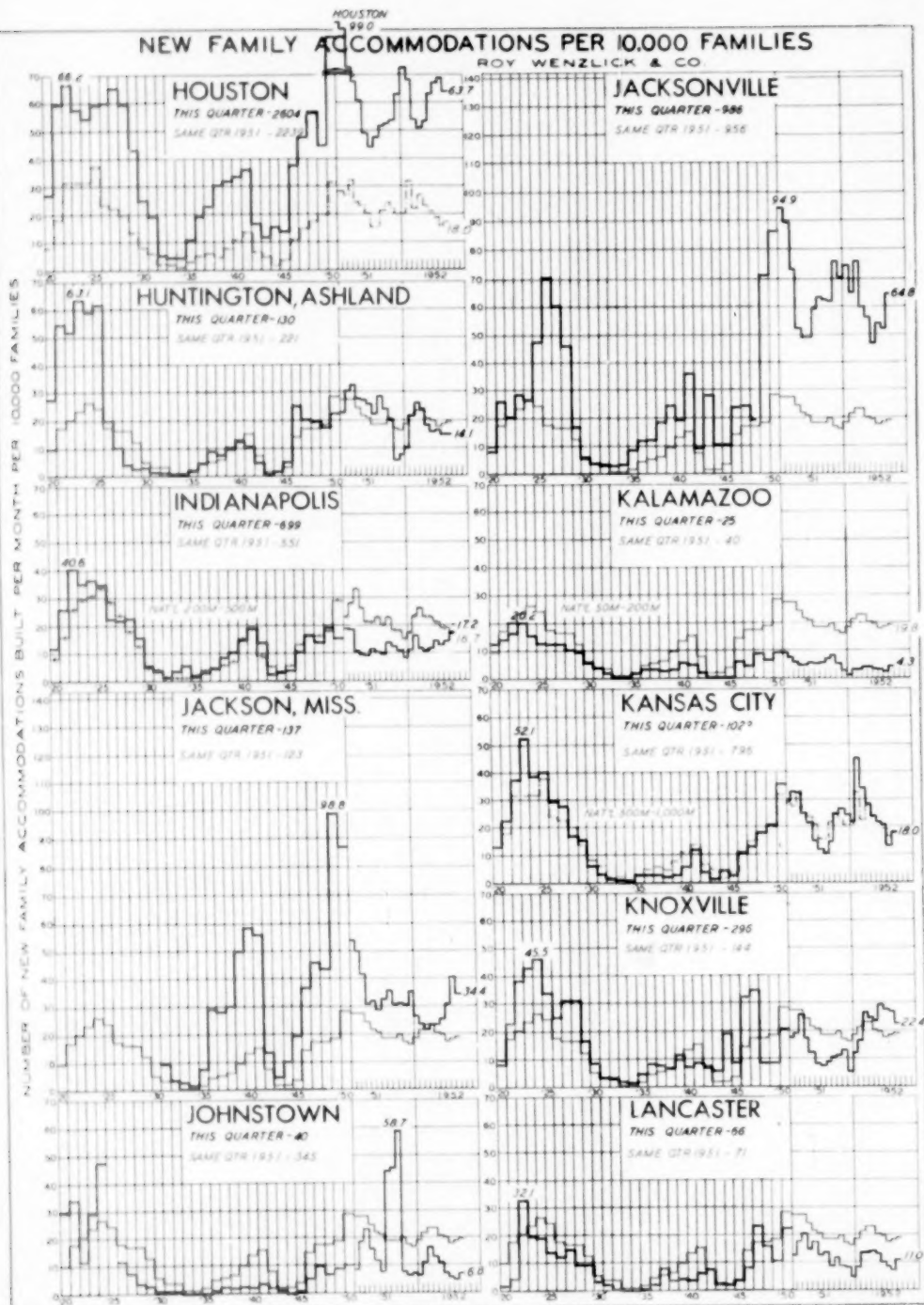
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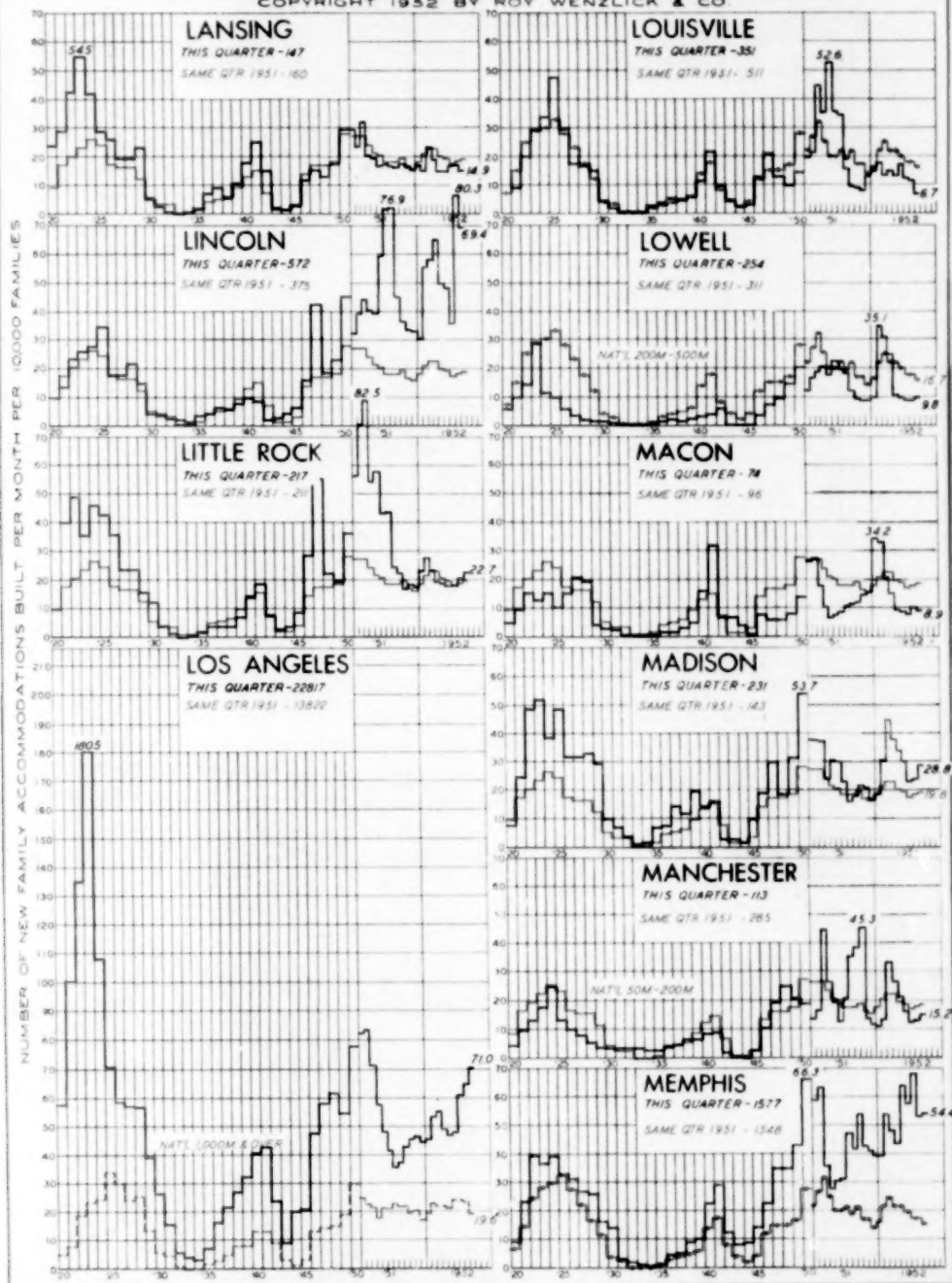


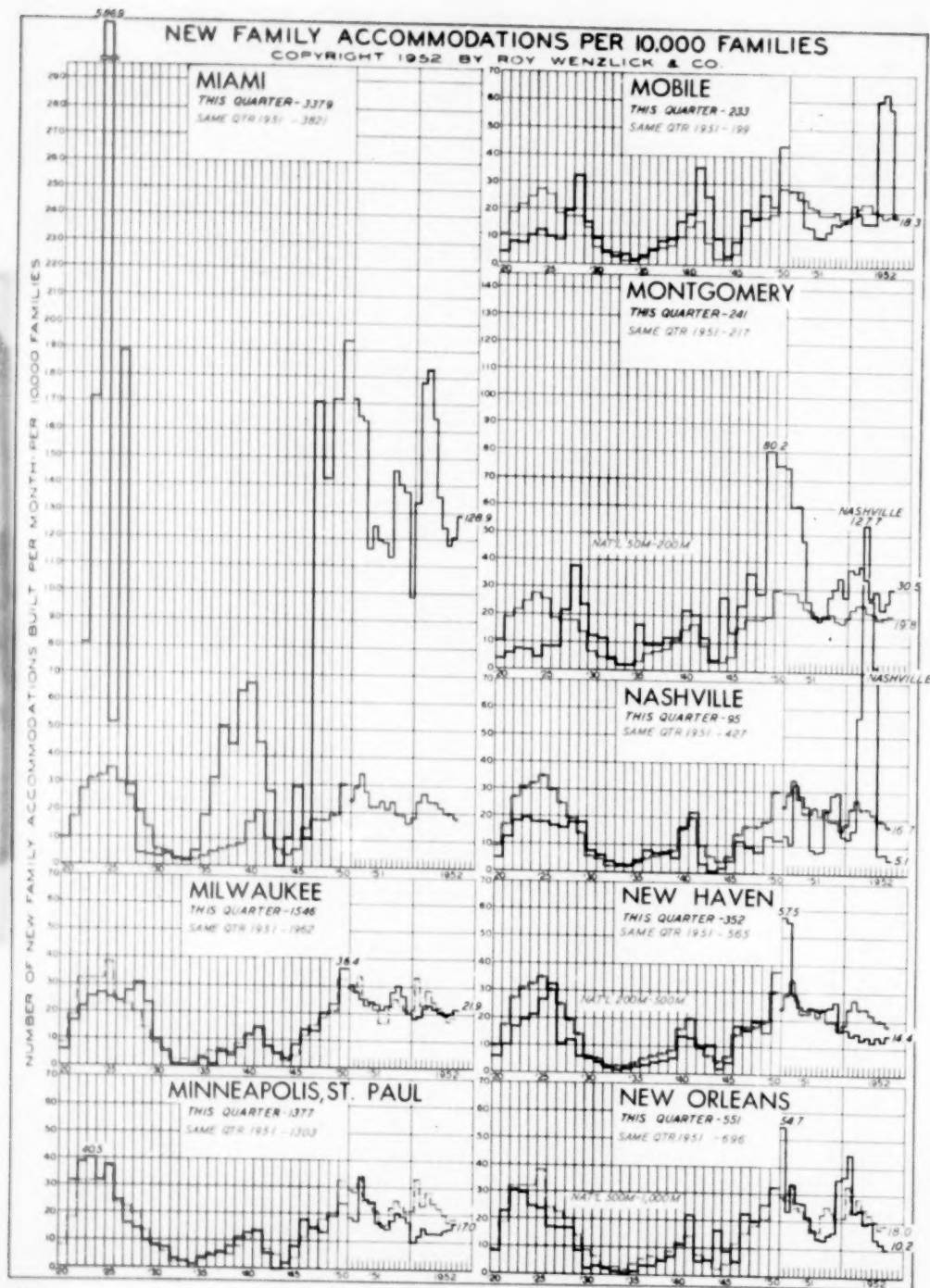




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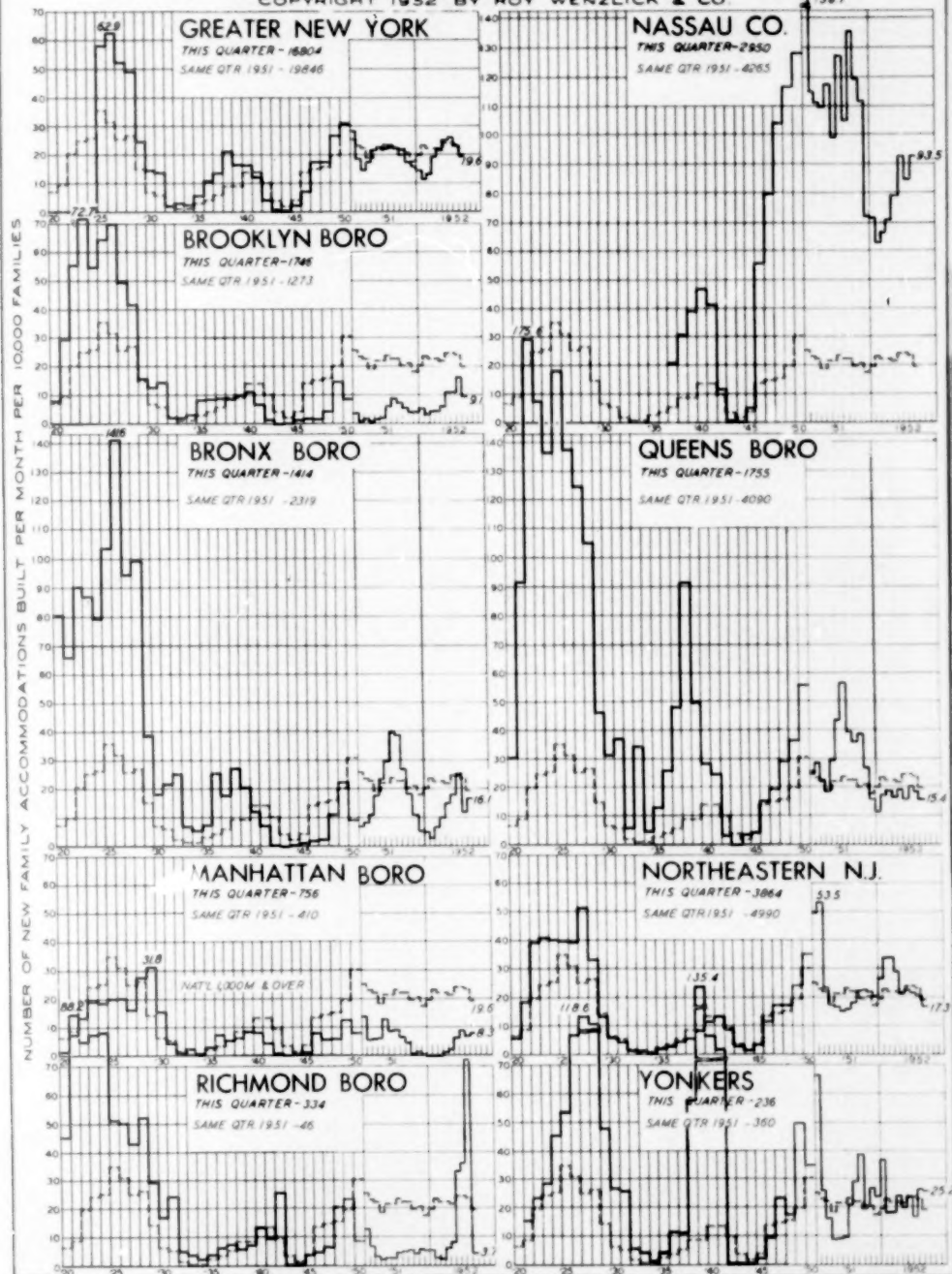
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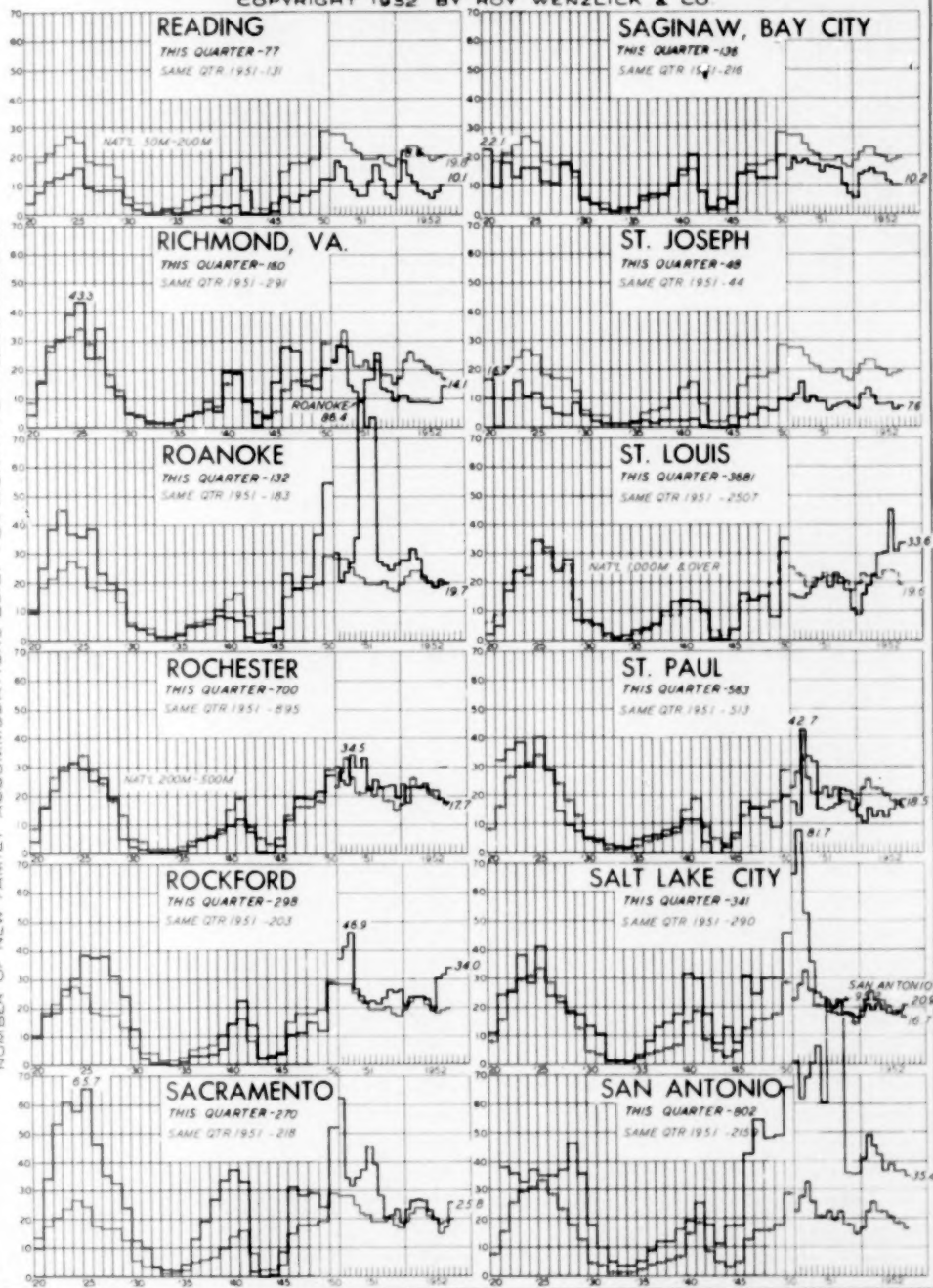
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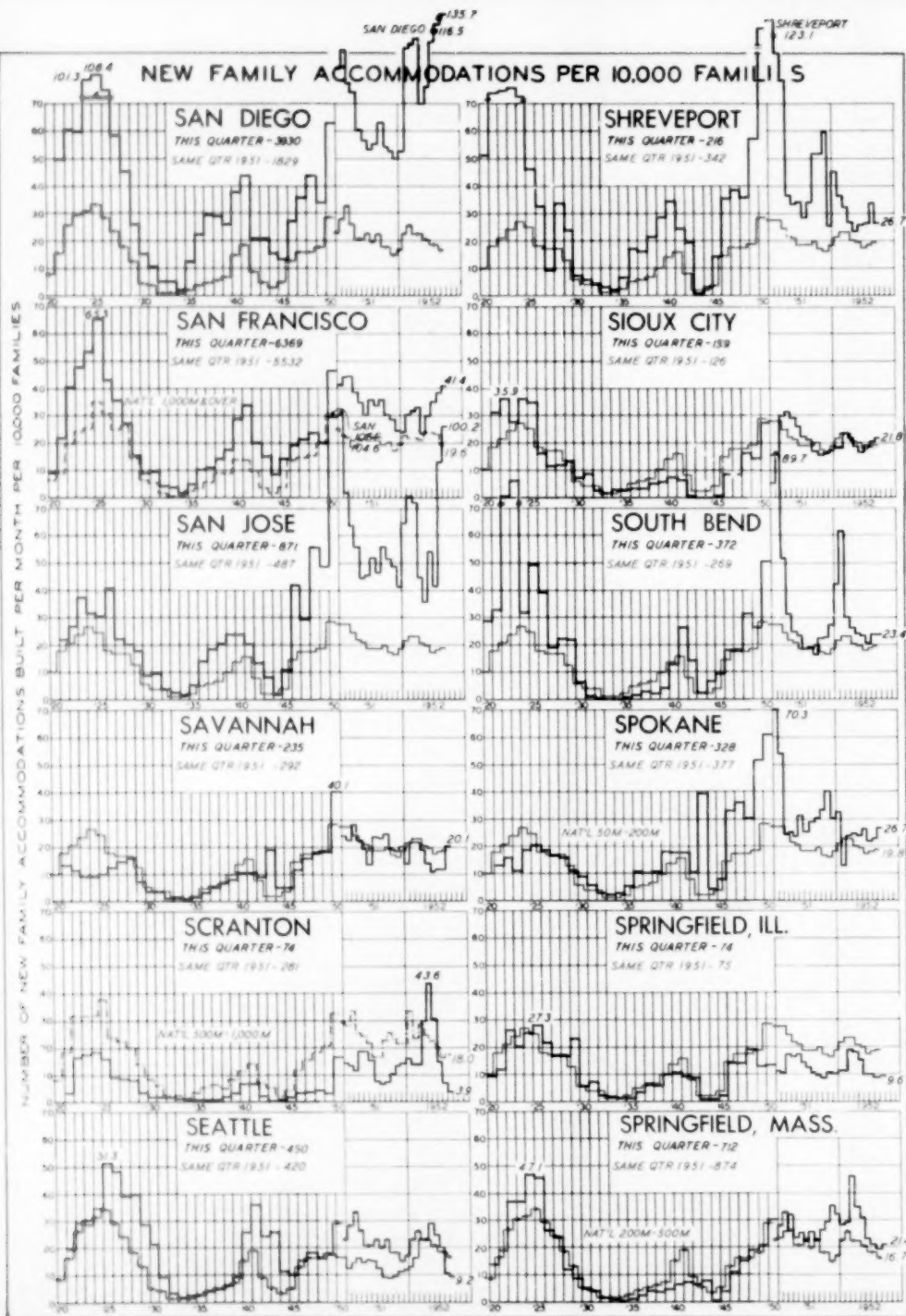


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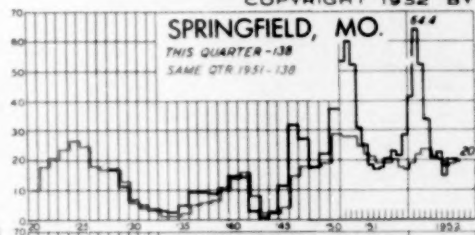




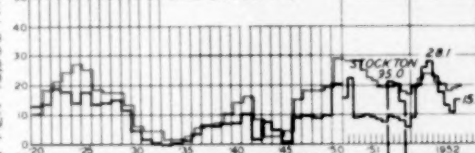
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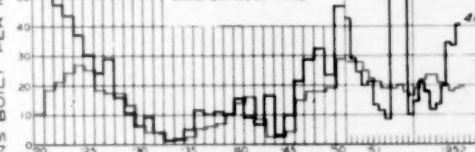
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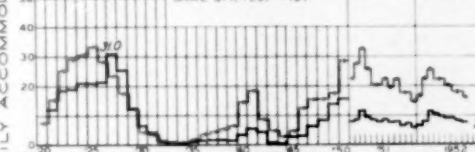
SPRINGFIELD, OHIO
THIS QUARTER-126
SAME QTR 1951-76



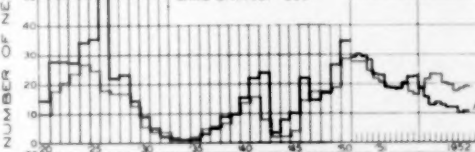
STOCKTON
THIS QUARTER-187
SAME QTR 1951-445



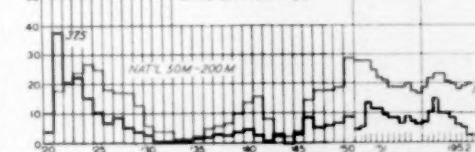
SYRACUSE
THIS QUARTER-181
SAME QTR 1951-167



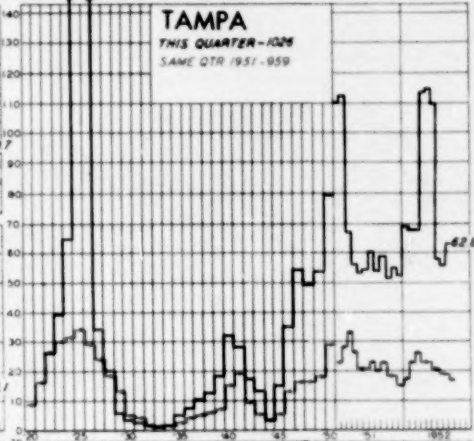
TACOMA
THIS QUARTER-176
SAME QTR 1951-290



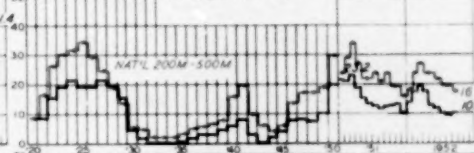
TERRE HAUTE
THIS QUARTER-23
SAME QTR 1951-54



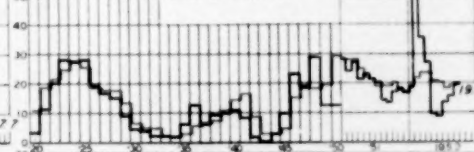
TAMPA
THIS QUARTER-1028
SAME QTR 1951-959



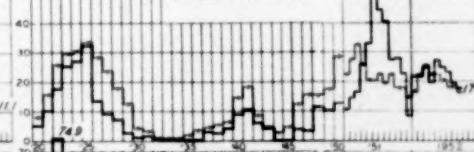
TOLEDO
THIS QUARTER-309
SAME QTR 1951-376



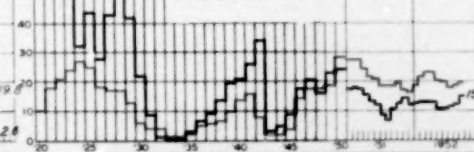
TOPEKA
THIS QUARTER-108
SAME QTR 1951-80



TRENTON
THIS QUARTER-231*
SAME QTR 1951-364



TULSA
THIS QUARTER-251
SAME QTR 1951-177



*ESTIMATED

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